

**Report by the Director of Strategy**

**South East Plan (2006-2026)**

**1.0 Summary**

- 1.1 The South East of England Regional Assembly (SEERA) submitted the South East Plan to the Secretary of State in March 2006, followed by a period of public consultation which will end on 23 June 2006. Adur District Council has been fully and actively involved in making constructive input to the Plan and all key stages of work have been reported to Members. This report invites Policy and Strategy Committee to reaffirm its qualified agreement to the core strategy, the sub-regional strategy for the Sussex Coast and the housing growth targets for Adur District which are contained in the Plan, but to raise concerns over certain omissions in the accompanying Implementation Plan. Once adopted, the South East Plan will replace the West Sussex Structure Plan as the strategic planning framework for Adur for the period 2006-2026. The report also sets out the proposed timetable for the Plan's Examination in Public (EiP).

**2.0 Recommendation**

- 2.1 Policy and Strategy Committee are recommended to:
- (i) Reaffirm the Council's qualified support for the South East Plan core strategy, the sub-regional strategy for the Sussex Coast and the housing growth numbers for Adur District, in line with this Committee's previous resolution on 22 November 2005.
  - (ii) To note that work to develop the Plan's implementation strategy is ongoing and is critical in tying the Plan's delivery with association infrastructure and that progress on this work will be reported to Members in due course.
  - (iii) To agree that Adur Council should submit a formal response on the South East Plan to the Panel at the Examination in Public to reflect the Council's qualified support of the South East Plan and to raise concerns about the omission of key infrastructure schemes from the Implementation Plan, as highlighted in paragraph 4.4 of the report.
  - (iv) To note the proposed arrangements for the Plan's Examination in Public, as set out in section 5 of the report.

**3.0 Background**

- 3.1 The South East Plan has been prepared in two parts. Part 1, which dealt with core regional policies and sub-regional strategies, was considered by Policy and Strategy Committee in October 2004. Following consultation, SEERA submitted a revised draft to the Secretary of State in July 2005. Part 2 of the Plan, which dealt with housing growth, infrastructure and employment was also subject to consultation and considered by this Committee in November 2005. Part 2 was submitted to the Secretary of State in March 2006. Together, Parts 1 and 2 make

up the South East Plan and it is this document that will replace the current West Sussex Structure Plan as the strategic planning framework for Adur (and all south east planning authorities) for the period 2006 to 2026.

- 3.2 The final consultations on the complete South East Plan will end on 23 June 2006. This will be followed by an Examination in Public starting on 28 November 2006 until March 2007. The target date for the revised South East Plan to be adopted and published by the Secretary of State is 29 February 2008.

#### **4.0 Adur Council's Position on the South East Plan**

- 4.1 Adur District Council, at both Member and Officer level, has been actively engaged in making constructive input to the Plan and all key stages of work have been reported to Members. Adur Council's position on draft versions of the South East Plan has been to support the Core Strategy for the South East and the sub-regional strategy for Coastal Sussex. The latter emphasises the importance of improving the overall economic performance of the Sub-Region in order to realise the sub-regions economic potential and reduce deprivation and social exclusion.
- 4.2 The South East Plan proposes an annual average net additional housing growth of 28,900 dwellings across the South East over the next 20 years including 2,900 per annum in West Sussex. The report to Policy and Strategy Committee on 22 November 2005 explained the strategic development principles that have influenced the proposed pattern of housing distribution in West Sussex and the implication of this for Adur.
- 4.3 The Committee resolved that Adur's proposed total housing growth allocation of 2,100 dwellings was acceptable and consistent with current Regional Planning Guidance (RPG9) growth figures, as reflected in the current West Sussex Structure Plan. The Committee gave qualified support to an additional allocation of 500 dwellings at Shoreham Harbour by resolving that this was conditional on the strategic regeneration of Shoreham Harbour, including all associated infrastructure. Indeed, Members resolved that any housing growth allocations could only be acceptable, sustainable and deliverable in conjunction with associated infrastructure, including making good the acknowledged current infrastructure backlog. Subject to these qualifications being met, Adur would need to plan to provide 2,600 dwellings over the 20 year period 2006 to 2026.
- 4.4 Work on the Implementation Plan to support the necessary strategic infrastructure is on-going. The Draft Implementation Plan includes trunk road improvements on the A27 between Worthing and Lancing as well as public transport improvements along the congested South Coast route. Officers recommended to support these measures. However, there is concern about the lack of reference in the Draft Implementation Plan to the Shoreham Harbour Access Road as well as other non-transport related schemes. In particular, flood risk management measures including those for the Shoreham Adur Tidal Walls should be addressed in the Implementation Strategy. Subject to the Committee's views, it is proposed that these concerns be included in Adur's formal response to the South East Plan.

## **5.0 Examination in Public**

- 5.1 The Panel for the South East Plan has been appointed by Government. It will consist of a Chairperson, Ms. Corinne Swain, two Panel Inspectors and supported by a Panel Secretary. The Panel will test the soundness of the Plan at an Examination in Public (EiP) which is scheduled to sit from 28 November 2006 until the end of March 2007.
- 5.2 The Panel will move to a number of locations within the South East to consider sub-regional matters. Sussex Coast sub-regional matters will be considered, (along with matters relating to South Hampshire and Isle of Wight) in Chichester from 6 to 26 January 2007.
- 5.3 As is usual with these types of hearings, participation at the EiP will be by Panel invitation. Districts are being urged to identify common/shared interests on issues the Panel wish to examine and agree how these can best be represented at the hearings to avoid unnecessary repetition/duplication. At this stage, it is too early to advise Members what matters the Panel will select, although it is hoped that matters concerning the Plan's deliverability, including the provision of associate strategic infrastructure, will play a key part in Panel proceedings.

## **6.0 Conclusions**

- 6.1 Since Policy and Strategy Committee last considered the South East Plan on 22 November 2005, there have been no material changes that would alter the Council's position, which is one of qualified support for the Plan. Indeed, SEERA, at the Plenary meeting on 1 March 2006, agreed a key amendment from Cllr. McKinney (Adur Council's nominated representative on SEERA) to the Plan's sub-regional policy concerning the distribution of housing growth (Policy SCT7). The significance of this amendment was to ensure that 500 dwellings (out of Adur's overall total of 2,600) would be provided in association with the strategic regeneration of Shoreham Harbour, reflecting the key role of housing development as a driving influence for regeneration. This amendment, along with other important references within the South East Plan, also serves to promote the regional significance of Shoreham Harbour as a key driver or urban regeneration for the Sussex Coast.
- 6.2 The Draft Implementation Strategy, which ties in the delivery of key elements of the South East Plan to associated infrastructure provision, is an essential component of the Plan. Work on this is developing and will form the subject of a further report to Members in due course.

## **Local Government Act 1972**

### **Background Papers:**

- Policy and Strategy Committee 23 September 2004, 21 October 2004, 22 November 2005: South East Plan
- South East Plan (Part 1)
- South East Plan (Part 2)
- Consultation leaflet: Housing, Jobs and Infrastructure in West Sussex (WSSCC)
- South East Plan March 2006, for submission to Government.

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## **Appendix**

### **1.0 Council Objective**

1.1 To revitalise Adur.

### **2.0 Specific Targets**

2.1 The South East Plan contains housing growth targets for Adur District for the period 2006 to 2026.

### **3.0 Sustainability Issues**

3.1 The South East Plan is being prepared within the statutory framework of a sustainability appraisal and strategic environmental assessment.

### **4.0 Equality Issues**

4.1 Considered and no issues identified.

### **5.0 Community Safety issues (Section 17)**

5.1 Considered and no issues identified.

### **6.0 Human Rights Issues**

6.1 Considered and no issues identified.

### **7.0 Financial Implications**

7.1 Considered and no issues identified.

### **8.0 Legal Implications**

8.1 The South East Plan, once adopted, will be a statutory document which, together with the Local Development Framework, will provide the statutory Development Plan for Adur.

### **9.0 Consultations**

9.1 The report sets out Adur District Council's position on the South East Plan, 2006-2026 as a basis for debate at the forthcoming Examination in Public.

### **10.0 Risk assessment**

10.1 Considered and no issues identified.

### **11.0 Health & Safety Issues**

11.1 Considered and no issues identified.